

FOR LEASE

# FORMER ATB BUILDING

11 Haineault Street, Fort McMurray, AB

UP TO 8,179 SF FULLY FIXTURED WITH DRIVE-THRU (MAY BE SUBDIVIDED)



AVAILABLE IMMEDIATELY

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# PROPERTY DETAILS

## MUNICIPAL ADDRESS

11 Haineault Street,  
Fort McMurray, AB

## LEGAL DESCRIPTION

Plan 9724370 Lot 1A

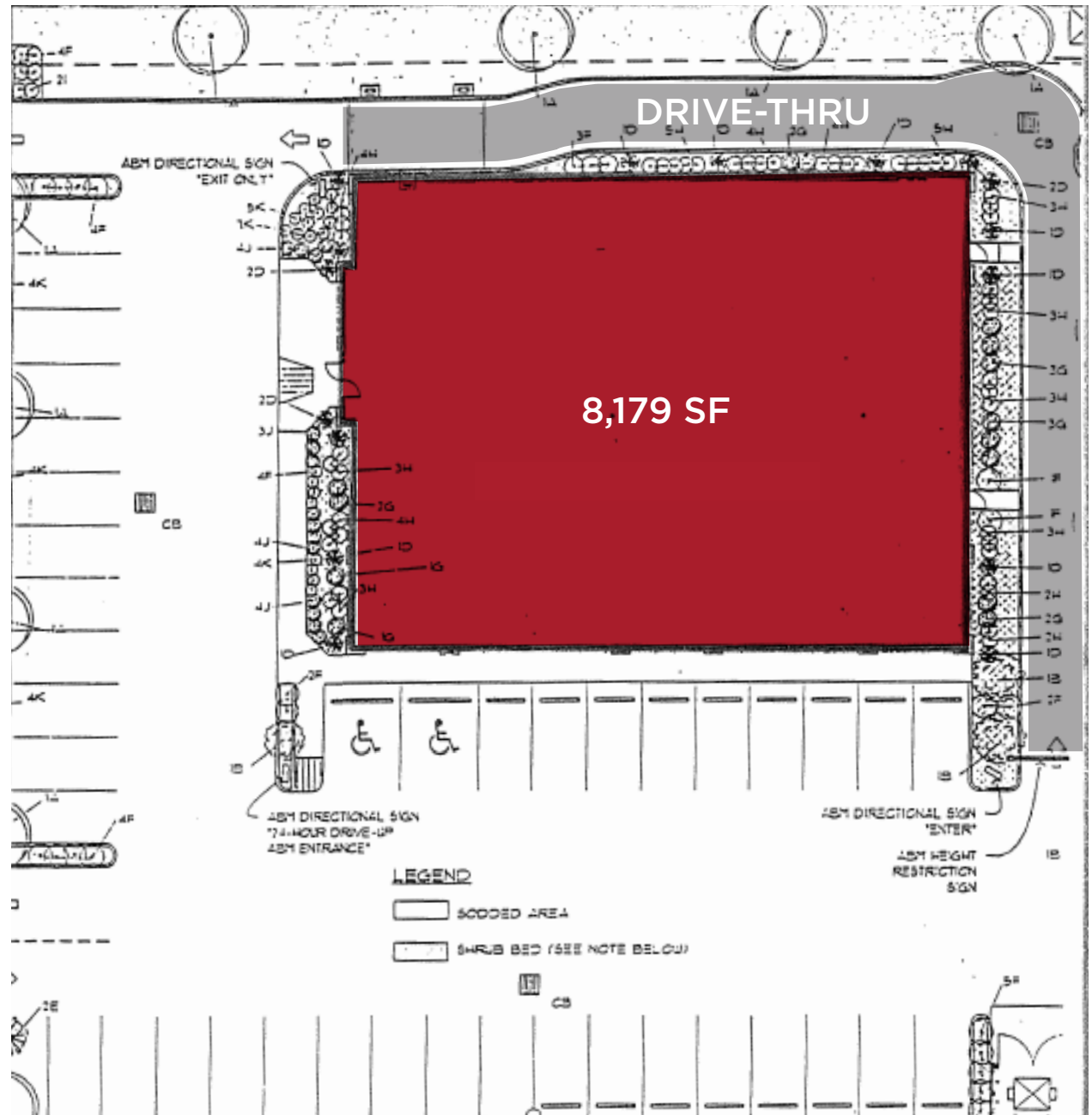
## BUILDING SIZE

8,179 SF

- Adjacent to Peter Pond Mall and Real Canadian Superstore
- Population of Fort McMurray: 76,039
- Average household income of Fort McMurray: \$166,725
- Additional Rent: \$10.00/SF (2025)

## SITE PLAN

HAINEAULT STREET



# DEMOGRAPHICS

POPULATION	POPULATION		
	1km	3km	5km
	7,876	15,456	31,755

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	3,154	6,064	11,790

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$157,447	\$188,036	\$221,092

VEHICLES PER DAY	VEHICLES PER DAY	
	35,340 on Franklin Avenue	27,390 on Memorial Drive ( Hwy63)

# INTERIOR PHOTOS



# INTERIOR PHOTOS





FORT McMURRAY  
PUBLIC SCHOOL  
DISTRICT

Tim  
Hortons

peter pond  
mail



McDonald's

MEMORIAL DRIVE

HARDIN STREET

HAINEAULT STREET

FRANKLIN AVENUE

REAL CANADIAN  
**Superstore+**  
big on fresh, low on price.

**A&W**

**Scotiabank**

江戸 **Edo** Japan

**FRESH CO**  
Lowering food prices

**DOLLAR TREE**



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